EBMUD
APN: 243-240-002-2

EBMUD
APN: 243-240-002-2

N80°01'32"E 289.87'

ABITTER'S RIGHTS RELINQUISHED PER 6820 OR 514

L=10.54
R=120.01
Δ=5°01'58"

PRATT-HEATON TRUST
APN: 243-030-030-7

N8°16'39"W 60.00'

PARCEL 3
1009 OAK HILL RD
APN: 243-030-041

OWNER AND DEVELOPER:
PROJECT OAK HILL, LLC
250 LAFAYETTE CIRCLE, SUITE 100
LAFAYETTE, CA 94549
CONTACT: BRIAN GRIGGS
PH. (925) 299-4870

CIVIL ENGINEER:
HUMANN COMPANY INC.
1021 BROWN AVE.
LAFAYETTE, CA 94549
CONTACT: IZZAT NASHASHIBI
PH. (925) 283-5000

ARCHITECT:
STACKHOUSE | DE LA PEÑA | TRACHTENBERG
2421 FOURTH STREET
BERKELEY, CA 94710
CONTACT: ISAIAH STACKHOUSE
PH. (510) 649-1414

LANDSCAPE:
JETT
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
CONTACT: JESSE MARKMAN
PH. (925) 254-5422

0 10 20 30
(IN FEET)
1 inch = 10 ft.

20'

ROADWAY & UTILITY TO STATE OF CALIFORNIA PER 6820 OR 514 AND CONVEYED TO EBMUD PER 8510 OR 236

L=82.01' (T)
R=608.05
Δ=07°43'39"

N80°01'32"E 66.40'
60.00'

112.68'

97.70'

216.67'(T)

20.01'

L=10.12
R=608.05
Δ=0°57'13"

N80°01'32"E
65.59'

S81°23'21"W
0.22'

N5°17'49"E 346.16'

N8°36'39"W
457.74'

L=22.19
R=608.05
Δ=2°05'26"

PIONEER 1855 LLC
APN: 243-030-021-6

112.82'

143.18'

133.00'

LOT 1 FOR CONDOMINIUM PURPOSES
GROSS AREA 52,587± SF (1.207± AC) | NET AREA 51,678± SF (1.186± AC)

PARCEL 4
1007 OAK HILL RD
APN: 243-030-020

PARCEL 1
1001 OAK HILL RD
APN: 243-030-033

PARCEL 2
OAK HILL RD
APN: 243-030-038

110.81'(T)

41.26'

42.00'
S81°23'21"W

391.62'

OAK HILL ROAD

62.74'

69.55'
S08°36'39"E

N7°52'09"W

N8°36'39"W

S08°17'48"E

APN: 243-030-031

PROPOSED 10' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF APN 243-030-021-6

S82°48'12"W 31.89'
30.0'

N80°01'32"E 28.10'

30.30'

R/W TO THOMPSON ROAD PER 432 OR 313

R/W PER 2059 OR 273

S8°17'48"E 30.30'

S08°17'48"E

30.0'
S82°48'12"W

32.30'

N80°01'32"E 102.32'

N80°01'32"E 36.98'

N80°01'32"E 54.43'

259.72'(T)

N80°01'32"E 65.99'

10'X50' INGRESS & EGRESS EASEMENT PER 9833 OR 273

35.41'
S80°01'32"W

10.00'
N8°36'39"W

ACCESS EASEMENT FOR PARCELS 1&2 9872 OR 741

10.00'
N8°36'39"W

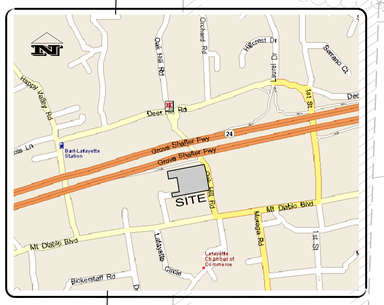
S80°01'32"W 120.41'

20.00'

MOORE TRUST
APN: 243-030-007-5

LAFAYETTE LAND COMPANY LLC
APN: 243-030-040-6

VICINITY MAP N.T.S.



UTILITIES:

POWER	PG&E
WATER:	EAST BAY MUNICIPAL UTILITY DISTRICT
SEWER:	CENTRAL CONTRA COSTA SANITARY DISTRICT
STORM DRAIN:	CITY OF LAFAYETTE

NOTES:

1. NO NEW STREET NAMES ARE PROPOSED.
2. ALL EXISTING STRUCTURES ON SITE ARE TO BE REMOVED.

BASIS OF BEARINGS:
THE BEARING BETWEEN FOUND STANDARD STREET MONUMENTS ON OAK HILL ROAD, PER (138 LSM 33) TAKEN AS N 80°37'11" E

DATUM:
ELEVATIONS SHOWN HEREON ARE BASED UPON RAPID OPUS SOLUTION ON AUGUST 21, 2021 FOR CONTROL POINT #8051 WITH AN ELEVATION OF 367.00 [NAVD88 (COMPUTED USING GEOID18)].

PROJECT INFORMATION

APN:	243-030-020, 033, 038, AND 041
ADDRESS:	1001, 1003, 1005, 1007 & 1009 Oak Hill Rd, Lafayette, CA 94549
EXISTING ZONING:	SRB (SPECIAL RETAIL BUSINESS DISTRICT) 1001, 1007 & 1009 Oak Hill Road
EXISTING LAND USE:	COMMERCIAL
PROPOSED LAND USE:	MIXED USE
TOTAL AREA:	52,587± SF (1.207± AC)
R.O.W.	909 SF
NET AREA	51,678± SF (1.186± ACRES)
NUMBER OF LOTS:	1 LOT (FOR CONDOMINIUM PURPOSES)
NUMBER OF UNITS:	90 UNITS
PROPOSED DENSITY:	75 DU/ACRE
LOT COVERAGE:	39,235 SF (75.9%)
FEMA FLOOD DESIGNATION:	ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAPS, MAP NO. 06013C0288F, DATED: JUNE 16, 2009
MAXIMUM BUILDING HEIGHT:	87'-9"
FIRE PROTECTION DISTRICT:	CONTRA COSTA FIRE PROTECTION DISTRICT

NO.	DATE	BY	REVISIONS

SCALE	1" = 10'
DATE	03/24/2025
ENGINEER	H.N.
JOB NO.	21-119

REGISTERED PROFESSIONAL ENGINEER IZZAT S. NASHASHIBI No. 29528 CIVIL STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29528

VESTING TENTATIVE MAP (FOR CONDOMINIUM PURPOSES)

PORTION OF LOT 43, CORRECTION MAP OF LAFAYETTE TERRACE, FILED JUNE 3, 1913, MAP BOOK 10, PAGE 231, CONTRA COSTA COUNTY RECORDS

LAFAYETTE CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING – SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925)283-5000 FAX (925)283-3578

SHEET 1
OF 1 SHEETS

JOB NO. 21-119